

Harold B. Emery and Clara J. Emery, husband and wife, owners of all the real estate hereinafter described, for the consideration of the mutual benefits to be derived by it and its successors in ownership of the said real property, hereby imposes upon and against said real estate the following restrictions, reservations, easements and covenants hereinafter referred to as "Restrictions". The real estate referred to above is described as follows:

Lots One (1) to Twenty (20) Emery Addition as shown upon the plat thereof of record in the County Auditor's office in and for the County of Snohomish, State of Washington, all of which real estate is situated in the said county and state.

RESTRICTIONS

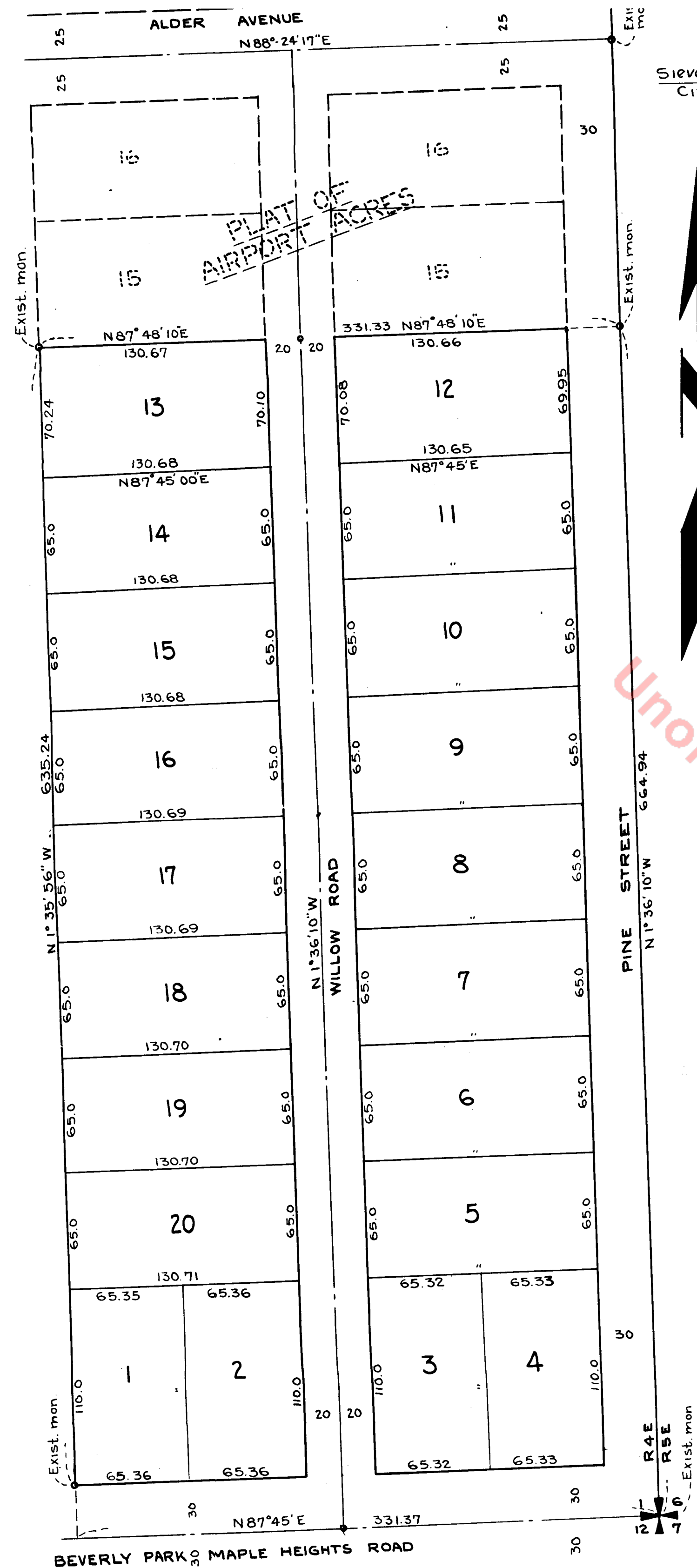
a. All the lots described above shall be known as residential lots and no structure shall be erected or placed on any lot excepting one single detached private residence and private garages and other small out-buildings appurtenant to said residence. The ground floor area of the main structure of said residence shall be not less than Seven Hundred (700) square feet, exclusive of open porches and garages. Each residence shall rest on a continuous concrete, stone or brick foundation and no wall of any residence shall be closer than Twenty-Five (25) feet to the front line of the lot. Also no wall of any residence shall be closer than Five (5) feet to any side lot line of any lot nor shall the front wall of any residence be further from the front line than Fifty (50) feet. No wall of any building shall be located closer than Ten (10) feet to any side street line. The front line of Lots One (1) Two (2) Three (3) Four (4) shall be construed as to mean the lot line facing either Madison or Willow Road. The front line of Lots Five (5) to Twenty (20) inclusive shall be facing Willow Road. The front lot line of Lots Fifteen A (15a) and Fifteen B (15b), Sixteen A (16a) and Sixteen B (16b) of Airport Acres shall be construed as to mean the lot line facing either Willow Road or Alder Avenue.

b. No noxious or offensive trade or occupation shall be carried on upon any lot nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

c. No lot shall be sold, conveyed, rented nor leased in whole or in part to any person not of the white race; nor shall any person not of the white race be permitted to occupy any portion of any lot, or any building thereon, excepting as a non-paying guest of or as a domestic servant actually employed by a white occupant or owner of the lot or dwelling.

d. No trailer, basement, garage or other out-building erected or placed on any lot at any time be used as a temporary residence; nor shall any temporary structure of any character be erected or placed on any lot for use as a residence.

e. From the time that the construction of any dwelling is commenced the exterior finish and appearance of same must be completed within a period of One (1) year.



PLAT OF EMERY ADDITION

DESCRIPTION
 The PLAT OF EMERY ADDITION embraces the following described lands all located in Sec. 1 TWP 28 N R 4 E: The E 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of Sec. 1 TWP 28 N R 4 E WM, less East 30 ft thereof, and less County road; situated in County of Snohomish, State of Washington. And being more particular, described as follows; Commencing at the SE Cor. of Sec. 1 TWP 28 N R 4 E; thence N 1° 36' 10" W for 30 ft along the East line of said Sec. 1. to an intersection with the northerly R of W margin of the Beverly Park Maple Heights Road; to the true point of beginning; thence S 87° 45' W along said R of W margin for 331.37 feet; thence N 1° 35' 56" W for 635.24 feet; thence N 87° 48' 10" E for 331.33 feet; thence S 1° 36' 10" E for 634.94 to the true point of beginning.

For restrictions relating to Lots 1 to 20,
 See Vol. 397 Deeds, Page 99.
 GEO. P. DUBUQUE, County Auditor
 by *Ry*

DEDICATION
 Know all men by these presents; That I Harold Emery, a single man, owner in fee simple of the herein described tract of land do hereby declare this Plat and dedicate to the use of the Public forever all Roads, Avenues and Streets shown hereon.

Harold Emery

ACKNOWLEDGEMENT
 STATE OF WASHINGTON } s.s.
 COUNTY OF SNOHOMISH }
 On this 26th day of March, 1946, personally appeared before me Harold Emery, a single man, to me known to be the person who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act.
 In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

W. F. Ross
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING IN EVERETT

ENGINEERS CERTIFICATE
 Sievers & Duecy, CIVIL ENGINEERS and LAND SURVEYORS do hereby certify that the annexed PLAT OF EMERY ADDITION is based upon an actual survey and that the courses and distances are correct and that lots have been staked and monuments set as shown.

Sievers & Duecy
 by *Howard F. Sievers*
 PROFESSIONAL ENGINEER

APPROVALS
 Examined and approved this 1 day of April, 1946

Examined and approved this 1 day of April, 1946
 BOARD OF COUNTY COMMISSIONERS

by *Edward J. Johnson*
 CHAIRMAN

RECORDING 807746
 Filed for record at the request of *Harold Emery* at 30 minutes past 9 o'clock A M this 26th day of April, 1946 and recorded on page 21 Vol. 12 of Plats Records of Snohomish County Washington.

Geo. P. Dubuque
 County Auditor

TREASURERS CERTIFICATE
 I, Verne Sievers, Treasurer of Snohomish County Washington do hereby certify that all taxes on the above described property have been fully paid up to and including the year 1947

Verne Sievers
 Treasurer Snohomish County

Unofficial Document